

This Instrument Prepared By  
And Returned To:  
C. JOHN CHRISTENSEN  
BECKER & POLIAKOFF, P.A.  
P.O. BOX 49675  
Sarasota, FL 34230

CERTIFICATE OF AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
HERITAGE PINES, A CONDOMINIUM

THE UNDERSIGNED officers of Heritage Pines Condominium Association, Inc., a Florida not-for-profit corporation organized and existing to operate and maintain Heritage Pines, A Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 993, Page 233, et seq., Public Records of Manatee County, Florida, as amended, hereby certify that the following amendments to the Declaration were adopted upon the approval by two-thirds (2/3rds) of the entire Board of Directors of the Association, and upon the approval of a majority of units present at a membership meeting held June 6, 1994. The undersigned further certify that the amendments were proposed and adopted in accordance with the condominium documentation, and applicable law.

(additions indicated by underlining, deletions by "----", and omitted, unaffected language by ". . .")

VIII.

MAINTENANCE, ALTERATION AND IMPROVEMENT

A. MAINTENANCE, ALTERATION AND IMPROVEMENT. Responsibility for the maintenance of the condominium property, and restrictions upon its alteration and improvement, shall be as follows:

1. UNITS.

a. BY THE ASSOCIATION. The Association shall maintain, repair and replace at the Association's expense.

1. All boundary walls and boundary slabs of a unit except interior surfaces, and all portions of a unit contributing to the support of the apartment building, which portions to be maintained shall include but not be limited to the outside walls of the apartment building and all fixtures on its exterior (except for circuit breaker panels, light fixtures, doorbells and water spigots located on the outside building walls, and doorknobs on exterior doors, all of which fixtures shall be maintained, repaired and replaced by the owner of the unit to which these fixtures are attached), boundary walls of the units, floor and ceiling slabs, load-bearing columns and load-bearing walls;

2. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services contained in the portions of a unit maintained by the Association (except for those fixtures specifically identified to be the unit owner's responsibility herein); and all such facilities contained within a unit that service part or parts of the condominium other than the unit within which contained; and  
. . .

B. BY THE UNIT OWNER. The responsibility of the unit owner shall be as follows:

1. To maintain, repair and replace at his expense all portions of his unit except the portions to be maintained, repaired and replaced by the Association; and, to maintain, repair and replace circuit breaker panels, light fixtures, doorbells and water spigots located on the outside building walls and serving his unit, and doorknobs on exterior doors. This

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shall be done without disturbing the rights of other unit owners.  
...

D. COMMON ELEMENTS.

1. BY THE ASSOCIATION. Except as otherwise provided in this Article, the maintenance and operation of the common elements shall be the responsibility of the Association and the costs shall be a common expense. The Association shall also be responsible for the upkeep and care of the parking lot and will be a common expense.  
...

(The remainder of the Declaration is unchanged.)

WITNESSES:

HERITAGE PINES CONDOMINIUM ASSOCIATION, INC.

\_\_\_\_\_  
signature

BY: Jack Herron, PRESIDENT

\_\_\_\_\_  
printed name

\_\_\_\_\_  
signature

BY: Jane E. Colwell, SECRETARY

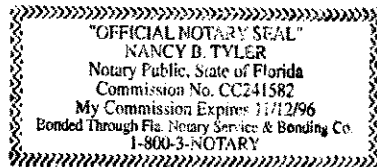
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printed name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June 1994 by Jack Herron as President and Jane Colwell, as Secretary of Heritage Pines Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced N/A as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Nancy B. Tyler  
Notary Public  
Printed Name NANCY B TYLER  
State of Florida  
My commission expires: \_\_\_\_\_

28692.coa



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R. B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL